



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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ALHAMBRA, CALIFORNIA 91802-1460

January 23, 2007

IN REPLY PLEASE  
REFER TO FILE: **MP-5**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**RESOLUTION TO VACATE  
ALLEYS EAST OF LINCOLN AVENUE  
ALTADENA - FUTURE PUBLIC HEARING  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT YOUR BOARD:**

1. Adopt the enclosed Resolution to Conditionally Vacate the Alleys east of Lincoln Avenue in the unincorporated County area known as Altadena, pursuant to Section 8324 of the California Streets and Highways Code, after finding that:
  - a. The vacation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with Sections 15304, 15305, and 15321 of Title 14 of the California Code of Regulations (the State CEQA Guidelines).
  - b. The alleys are no longer needed for present or prospective public use and are not useful as nonmotorized transportation facilities.
2. Upon approval, authorize Public Works to record the certified original Resolution in the office of the Registrar-Recorder/County Clerk.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The Community Development Commission/Housing Authority (CDC) of the County of Los Angeles and Altadena Lincoln Crossing LLC (ALC), the underlying fee owner, requested this vacation to remove from the record County interest and public easement rights within the proposed vacation areas. The ALC proposes to merge the areas vacated with the adjoining properties as part of the West Altadena Shopping Center redevelopment project. The consolidation of parcels separated by the alleys will increase the site's buildable area.

Should the vacation become final, traffic along the existing east/west public alley will be diverted to the shopping center's parking lot exiting to both Crosby Street and Acacia Street. As a condition of the proposed vacation, the ALC shall dedicate and maintain an alley access easement for public use through the shopping center's parking lot.

It is in the County's best interest to vacate the rights of way since they no longer serve the purpose for which they were dedicated, and they are not required for general public access, circulation, or as nonmotorized transportation facilities.

### **Implementation of Strategic Plan Goals**

This action meets the County's Strategic Plan Goal of Service Excellence. By vacating and allowing the alleys to merge with the adjoining properties, the development will help improve the quality of life of the residents in the immediate area. This action is also consistent with the County's Strategic Plan Goal of Fiscal Responsibility as the vacation of the alleys will result in added revenue through assessment and taxation and reduce the County's possible exposure to liability.

### **FISCAL IMPACT/FINANCING**

Vacation of the alleys will not have any negative fiscal impact on the County's budget. The vacation processing fee has been waived as this is a County-initiated project. The waiver of the fee is authorized by your Board in a Resolution adopted May 4, 1982, Synopsis 62 (Fee Schedule), and as prescribed in Section 8321 (f) of the California Streets and Highways Code.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A Resolution to Conditionally Vacate the subject alleys was adopted by your Board on May 24, 2005 (Item No. 11). The vacation became null and void as the conditions were not completed within the allotted time.

The areas to be vacated are approximately 7,909 square feet and are shown on the map attached to the Resolution. The road rights of way to be dedicated to the County have an area of approximately 371 square feet.

The County's interest was acquired by dedication on the map of Tract No. 327, recorded in Book 14, page 77, of Maps, on file in the office of the Registrar-Recorder/County Clerk as easements for alley purposes at no cost to the County.

The proposed vacation will be subject to the following conditions, should your Board adopt our recommendations:

1. That the ALC dedicate sufficient right of way to construct curb returns at the intersections of Crosby and Acacia Streets with Lincoln Avenue.
2. That the ALC dedicate and maintain an alley access easement, 30 and 23 feet wide, for public use from the shopping center's easterly driveway on Acacia Street to the driveway on Crosby Street and, 15 feet wide, from the alley entrance to the intersection of the proposed alley access easement from Acacia Street to Crosby Street.
3. That the ALC install signs, pavement marking, and striping at the entrance of the alley on the parking lot side. Signs shall read ALLEY ACCESS TO REMAIN OPEN AT ALL TIMES, pavement marking shall read NO PARKING, and pavement striping shall be white diagonal stripes to the satisfaction of Public Works.

Adoption of the enclosed Resolution and the subsequent recordation, when all conditions have been satisfied, will terminate the County's rights and interest in the alleys. Your action will also result in the properties being unencumbered of the alleys, thereby allowing the underlying fee owner to exercise its reversionary rights over the vacated area.

**ENVIRONMENTAL DOCUMENTATION**

Based on the foregoing, this proposed vacation is categorically exempt from CEQA as specified in Sections 15304, 15305, and 15321 of the State CEQA Guidelines.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

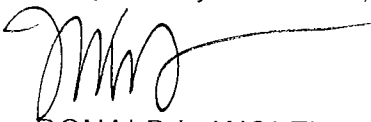
The Fire Department has found that the proposed vacation will not affect their ability to respond to fire and medical emergencies and no fire protection facilities will be affected by the proposed vacation. The Regional Planning Commission has determined that the proposed vacation is not in conflict with the County-adopted General Plan. The Departments of Parks and Recreation and Regional Planning have determined that the vacation areas are not suitable for bicycle paths or trails.

**CONCLUSION**

This action is in the County's best interest. Enclosed is a Resolution to Conditionally Vacate, approved as to form by County Counsel, vacating the alleys. Upon adoption of the Resolution, please return one executed original to Public Works, together with two conformed copies and a copy of the Board's minute order, for further processing. Upon applicant's compliance with the above-mentioned conditions, we will record the Resolution to Conditionally Vacate and return the executed original Resolution to you when recorded. In the interim, please retain one executed original for your files.

One adopted copy of this letter is requested.

Respectfully submitted,

  
for DONALD L. WOLFE  
Director of Public Works

JLS:gp  
P5:VALLEY VACATIONS BRD LTR

Enc.

cc: Chief Administrative Office  
County Counsel

**RESOLUTION TO CONDITIONALLY VACATE  
ALLEYS EAST OF LINCOLN AVENUE**

WHEREAS, the Board of Supervisors of the County of Los Angeles, State of California, has hereby found and determined that the Alleys east of Lincoln Avenue in the vicinity of Altadena in the County of Los Angeles, State of California, legally described in Exhibit A and shown by map in Exhibit B, both attached to said Resolution, be conditionally vacated; pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8320; and

WHEREAS, notice of proposed vacation has been given by publication and by posting; and

WHEREAS, said Board of Supervisors held a public hearing on said proposed vacation \_\_\_\_\_, 20\_\_\_\_; and

WHEREAS, said Board of Supervisors has found and determined that the areas to be vacated are no longer necessary for present or prospective public use based upon the fact that the subject rights of way are not required for general public access or circulation and are not useful as nonmotorized transportation facilities.

WHEREAS, the vacation is conditioned upon the Altadena Lincoln Crossing LLC (ALC) complying with the following:

1. That the ALC dedicate sufficient right of way to construct curb returns at the intersections of Crosby and Acacia Streets with Lincoln Avenue.
2. That the ALC dedicate and maintain an alley access easement, 30 and 23 feet wide, for public use from the shopping center's easterly driveway on Acacia Street to the driveway on Crosby Street, and 15 feet wide, from the alley entrance to the intersection of the proposed alley access easement from Acacia Street to Crosby Street.
3. That the ALC install signs, pavement marking, and striping at the entrance of the alley on the parking lot side. Signs shall read ALLEY ACCESS TO REMAIN OPEN AT ALL TIMES, pavement marking shall read NO PARKING, and pavement striping shall be white diagonal stripes to the satisfaction of Public Works.

The above conditions must be successfully met to the satisfaction of Public Works within one year of the date this Resolution is adopted by the Board of Supervisors or the vacation will terminate and become null and void.

NOW, THEREFORE, IT IS ORDERED by the Board of Supervisors of the County of Los Angeles, State of California, that the above-referenced rights of way are hereby vacated pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8320.

AND BE IT FURTHER RESOLVED that upon the satisfaction of the above conditions, Public Works be authorized to record the certified original Resolution in the office of the Registrar-Recorder/County Clerk, at which time the areas vacated shall no longer constitute public easements.

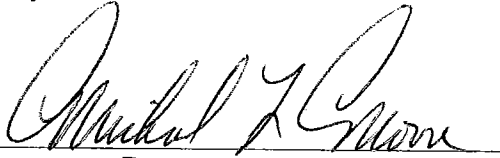
The foregoing Resolution was on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, adopted by the Board of Supervisors of the County of Los Angeles, State of California.

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,  
County Counsel

SACHI A. HAMAI  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By

  
Deputy

By

\_\_\_\_\_  
Deputy

JLS:gp

P5:VALLEY VACATIONS BRD LTR

## EXHIBIT A

### ALLEY EAST OF LINCOLN AVENUE AND ALLEY SOUTH OF CROSBY STREET

A.M.B. 5827-016

T.G. 535-G6

I.M. 174-237

R.D. 514

S.D. 5

M0576102

### LEGAL DESCRIPTION (Vacation of Easements)

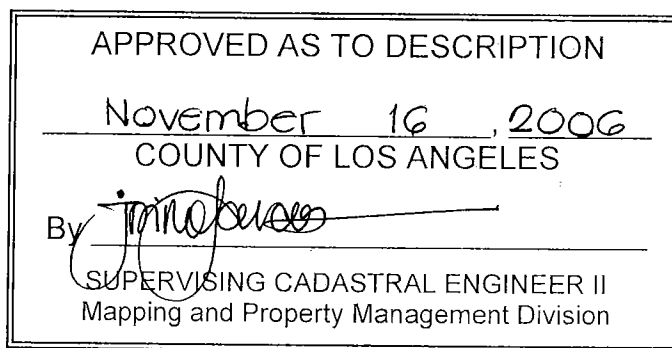
#### ALLEY EAST OF LINCOLN AVENUE

That certain Alley, 15 feet wide, as shown on map of Tract No. 327, recorded in Book 14, page 77, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, lying easterly of and adjoining Lots 1 to 6, inclusive, of said Maps.

#### ALLEY SOUTH OF CROSBY STREET

That certain Alley, 15 feet wide, as shown on above mentioned tract, lying southerly of and adjoining Lots 13, 14, and 15, of above-mentioned tract.

Total Area: 7,909 ± square feet



This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California business and Professions Code.

